

**189 NORTHERN LIGHTS Crescent, Langdon T0J 1X2**

MLS® #: **A2178557**      Area: **NONE**      Listing Date: **11/12/24**      List Price: **\$749,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$20k, 30-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,459**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,405 sqft**      Ttl Sqft: **1,459**  
 Lot Shape:

DOM

**81**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Aggregate, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator**  
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`7" x 9`9"	Living Room	Main	15`7" x 16`1"
Kitchen	Main	9`3" x 15`6"	Dining Room	Main	9`6" x 13`0"
Bedroom - Primary	Main	11`9" x 12`11"	5pc Ensuite bath	Main	9`4" x 11`4"
Bedroom	Main	9`7" x 9`10"	4pc Bathroom	Main	5`2" x 7`11"
Laundry	Main	4`3" x 5`0"	Mud Room	Main	3`7" x 8`11"

**Family Room**  
**Bedroom**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**  
**Basement**

**14`9" x 15`7"**  
**11`3" x 11`7"**  
**5`2" x 8`5"**  
**9`0" x 18`6"**

**Den**  
**Bedroom**  
**Storage**

**Basement**  
**Basement**  
**Basement**

**10`6" x 17`6"**  
**10`9" x 11`11"**  
**8`6" x 12`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111497**

Zoning:  
**R1**

Remarks

Pub Rmks: **Spacious FULLY DEVELOPED BUNGALOW with about 2,500 sq ft including the finished basement. This wide open floor plan features 4 bedrooms, 2.5 bathrooms, chef's kitchen with upgraded Samsung gourmet kitchen appliances, extended upper cabinets, quartz counter tops and a large walk through pantry. The basement is beautifully finished with a games room, media room and two large sized bedrooms. This gorgeous home is situated in Langdon, a quiet FAMILY FRIENDLY COMMUNITY away from the hustle and bustle and only 20 minutes to Calgary.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**